

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On July 14, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 14, 2014 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Staff Present:** Brian A. Dillon, Director

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF JULY 7, 2014** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 7, 2014. The motion passed unanimously.

### COMMUNICATIONS

**Department of Transportation Report of Property Acquisitions.** As required by CGS Section 13a-73(h), the Board received a report from DOT dated July 8, 2014 listing property acquisitions, not in excess of \$5,000, processed during the month of June 2014.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

**PRB#** 14-175 **Transaction/Contract Type:** AE / Contract Amendment  
**Project Number:** BI-RT-842 **Origin/Client:** DCS/DOE  
**Contract:** BI-RT-842-ARC  
**Consultant:** Northeast Collaborative Architects, LLC  
**Property:** J.M. Wright Technical High School, Stamford  
**Project Purpose:** Campus Additions and Renovations Project  
**Item Purpose:** Contract Amendment #5 to compensate the consultant for additional design services related to client agency requests and revised LEED program requirements.

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Staff reported that on the basis of a Master Plan dated 2001, the initial project scope at the J. M. Wright Technical High School included the renovation of the entire existing school plant consisting of 196,667± GSF and the addition of a new 3,700± GSF fitness center and chiller plant (on slab) for a total project area of 200,367 GSF. In June 2005 Northeast Collaborative Architects, LLC (“NCA”) formerly known as Bianco Giolitto Weston Architects, LLC were selected for the project. NCA’s initial total fee for the above work was \$1,910,580 based on a \$21,929,000 Construction Budget (PRB #05-121). Then in June 2006 Commission Letter #1 (PRB #06-120) in the sum of \$21,804, increased the Architect’s total fee and Construction Budget to the respective amounts of \$1,932,384 and \$22,356,584 while keeping the overall project budget constant at \$31,194,000. Furthermore, in November 2006 a contract amendment (PRB #06-348) was executed with the Architect in the amount of \$510,000 for additional design and construction administration services attributable to the expansion of the project scope. The revisions to project scope requested by the Agency to meet new programmatic needs increased the Architect’s total fee to \$2,442,384 and the Construction and Total Project Budgets to \$28,190,000 and \$40,023,991 respectively. Subsequently, the project was cancelled, and then revived in 2009 with programmatic changes.

PRB #14-175, Contact Amendment #5 in the amount of \$106,945 will modify the contract and compensate the Architect for the following additional design services:

- Media Production Facility – At the request of the State DOE, NCA and its sub-consultants will provide design and CA services for the development of a 7,500 GSF media production lab in building space which is currently unassigned to any current programs (\$36,350).
- Information System Technology Program - At the request of the State DOE, NCA and its sub-consultants will provide design and CA services for the development of a 3,000 GSF information system technology program in building space which is currently unassigned to any current programs (\$62,095).
- Additional LEED Services – Approval to complete LEED revision credits, verify revised program inputs, review revised documentation and confirm construction credits (\$8,500).

The current construction budget is \$56,416,349, and the Architect’s total fee for basic services is \$5,827,968.

Staff recommended that the SPRB approve Contract Amendment #5 for additional design requirements to address various client agency proposals and updated LEED requirements.

<b>PRB#</b>	<b>14-176</b>	<b>Transaction/Contract Type:</b> AE / Contract Amendment
<b>Project Number:</b>	BI-T-605	<b>Origin/Client:</b> DCS/DEEP
<b>Contract:</b>	BI-T-605-ENG	
<b>Consultant:</b>	BL Companies Connecticut, Inc.	
<b>Property:</b>	Hammonasset Beach State Park, Madison	
<b>Project Purpose:</b>	Combined Major Utility Replacement Project	
<b>Item Purpose:</b>	Contract Amendment #1 to compensate the consultant for additional services required for the completion of Phase II Archaeological Investigations.	

Staff reported that, in general, this project involves the design and construction for a large scale combined utility replacement project at Hammonasset Beach State Park in Madison. The improvements are

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intended to include but not be limited to the replacement/upgrade of 5,000 LF of water main, 13,000 LF of electrical conduit, 500 LF of gas service as well as the design/construction of a beach utility recreation trail ("BURT"). The BURT is intended to serve as a 2.5-mile multi-use access trail for visitors and park staff and be fully serviced by required utilities at various points through-out the trail. The overall scope of services includes the required engineering and consulting services to address various state and federal permit requirements for the project. The overall project budget has been established at \$8,050,150 with \$5,506,500 allocated for construction. Approximately \$1,700,000 is intended to be a direct expense to CL&P for the installation of 13,000 LF of conduit. As such the contractual construction budget was established at \$3,800,000 for the basis of the design.

PRB #14-176, Contact Amendment #1 in the amount of \$85,258 will modify BLCC's contract and compensate the consultant for the completion of a Phase II Archaeological Investigation Program. The Phase II Investigation program will be completed by Archaeological and Historical Services, Inc. ("AHS") acting as a sub-consultant to BLCC. The scope of work has been developed based upon the results of the Phase I Study which was approved by DCS as an Informal Contract under BLCC's MDE On-Call Assignment. This study identified approximately 13 locations of historical significance for Native American artifacts. AHS intends to initiate the completion of over 290 shovel test pits at various locations within the thirteen areas of possible concern. All work will be completed consistent with the Connecticut Environmental Policy Act and the National Historic Preservation Act of 1966.

Staff recommended that SPRB approve Contract Amendment #1 for BL Companies Connecticut, Inc. to provide archaeological related services at the Hammonasset State Park Combined Major Utility Replacement Project.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #14-175** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-175. The motion passed unanimously.

**PRB FILE #14-176** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-176. The motion passed unanimously.

The meeting adjourned

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary